



**Board of Adjustment Minutes  
October 18, 2016**

The regular meeting of the Grimes Board of Adjustment was called to order on Tuesday, October 18, 2016 at 5:30 pm at Grimes City Hall.

Roll Call: Present: Tom Letsch, Bill Lego, Amy Montford, Matthew Moran and Building Administrator Scott Clyce Absent: Cynthia Letsch

**I. APPROVAL OF THE AGENDA**

Moved by Tom Letch, Second by Moran the Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes 4 to 0.

**II. APPROVAL OF MINUTES**

Moved by Tom Letch; Second by Montford the minutes from August 16, 2016 shall be approved with the correction of the final vote reflecting Ayes as All and Nays as None.

Roll Call: Ayes: All; Nays: None. Motion passes 4 to 0.

**III. PUBLIC AGENDA ITEMS**

Public Hearing Appeal 05-16 from Matt and Heather McDonald, 804 NE Bridge Park Place.

An application for an appeal from the Grimes Zoning Ordinances has been filed with the Grimes Board of Adjustments by Matt and Heather McDonald. This property is located on the west side of NE Bridge Park Place, 390 feet west of the corner formed by the intersection of NE Bridge Park Place and NE Park Drive. This request is to reduce the front yard setback from 35 feet to 25 feet.

The Zoning Administrator was required to refer this to the Board of Adjustments for consideration. Section 165.40 2 D states that the Board of Adjustment has the authority to: D. to issue permits and decide such matters as may be required by other sections of this chapter. Under provision of the Grimes Code of Ordinances Chapter 165.21 R-1 bulk requirement schedule a 35 ft minimum front yard setback is required. The Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the applicant's request. The request, if approved, would authorize a reduced front yard setback from 35 feet to 25 feet.

Matthew McDonald, 1901 NW Gabus Drive addressed the Board stating that his request stems from the fact that the lot they wish to build on has a unique curve on the right portion of the cull de sac that impacts that one lot on the street. As the lot is currently any home built with the current required 35 foot setback would end up having the front the structure lining up with the rear of the home next to it. McDonald said that he had received a letter from the property owners on the next lot stating that they did not have any objections to a variance and would be agreeable to the change. McDonald said that the end result would create more alignment and better aesthetics for the cull de sac. Board members Lego,

Montford, Moran and Tom Letch commented that they agreed that due to how the developer designed the cull de sac layout; any building on that lot would be at a disadvantage with the 35 foot setback.

Board Action Ref: 05-16

Motion by Moran Second by Montford to approve a variance allowing the front yard setback to be reduced from 35 feet to 25 feet.

Roll Call: Ayes: All; Nays: None. Motion Approved 4 to 0

#### **IV. ADJOURNMENT**

Meeting adjourned at 6:00 pm

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